

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/47 PARK BOULEVARD FERNTREE GULLY VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Ferntree Gully

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/8A WILSON STREET FERNTREE GULLY VIC 3156	\$695,000	07-Sep-23
2/34 ADELE AVENUE FERNTREE GULLY VIC 3156	\$700,000	10-Oct-23
1/54 DOBSON STREET FERNTREE GULLY VIC 3156	\$725,000	19-Nov-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 February 2024


**2/8A WILSON STREET FERNTREE  
GULLY VIC 3156**
 3  1  2

Sold Price

**\$695,000**

Sold Date

**07-Sep-23**

Distance

**1.61km**

**2/34 ADELE AVENUE FERNTREE  
GULLY VIC 3156**
 3  2  1

Sold Price

**\$700,000**

Sold Date

**10-Oct-23**

Distance

**1.8km**

**1/54 DOBSON STREET FERNTREE  
GULLY VIC 3156**
 3  2  1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**19-Nov-23**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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